

Certificate of Notice Page 1 of 4
 United States Bankruptcy Court
 Eastern District of Pennsylvania

In re:
 Alejandro Franco Tovar
 Debtor

Case No. 18-16869-elf
 Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2

User: Stacey
 Form ID: pdf900

Page 1 of 2
 Total Noticed: 10

Date Rcvd: Jun 04, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 06, 2019.

db +Alejandro Franco Tovar, 405 E. Anglesey Terrace, West Chester, PA 19380-2129
 cr +LSF11 Master Participation Trust, 13801 Wireless Way, Oklahoma City, OK 73134-2500
 cr +THE BANK OF NEW YORK MELLON, 14841 DALLAS PKWY SUITE 425, Dallas, TX 75254-8067
 cr +WELLS FARGO BANK, N.A., C/O POWERS, KIRN & ASSOCIATES, LLC,
 8 NESHAMINY INTERPLEX DRIVE SUITE 215, TREVOSE, PA 19053-6980
 cr +West Whiteland Township, c/o Portnoff Law Associates, Ltd., P.O. Box 3020,
 Norristown, PA 19404-3020
 cr +Wilmington Savings Fund Society, FSB, et als, RAS Crane, LLC,
 10700 Abbotts Bridge Road, Suite 170, Duluth, GA 30097-8461

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg E-mail/Text: megan.harper@phila.gov Jun 05 2019 03:03:48 City of Philadelphia,
 City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor,
 Philadelphia, PA 19102-1595
 smg E-mail/Text: RVSVCBICNOTICE1@state.pa.us Jun 05 2019 03:03:15
 Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946,
 Harrisburg, PA 17128-0946
 smg +E-mail/Text: usapae.bankruptcynotices@usdoj.gov Jun 05 2019 03:03:39 U.S. Attorney Office,
 c/o Virginia Powel, Esq., Room 1250, 615 Chestnut Street, Philadelphia, PA 19106-4404
 cr +E-mail/PDF: gecsed@recoverycorp.com Jun 05 2019 03:07:05 Synchrony Bank,
 c/o PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
 TOTAL: 4

***** BYPASSED RECIPIENTS (undeliverable, * duplicate) *****

cr Wilmington Savings Fund Society, FSB

TOTALS: 1, * 0, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 06, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 4, 2019 at the address(es) listed below:

HEATHER STACEY RILOFF on behalf of Creditor Seterus, Inc., as the authorized subservicer for Federal National Mortgage Association ("Fannie Mae") heather@mvrlaw.com, Michelle@mvrlaw.com
 JAMES RANDOLPH WOOD on behalf of Creditor West Whiteland Township jwood@portnoffonline.com, jwood@ecf.inforuptcy.com
 JEROME B. BLANK on behalf of Creditor Ditech Financial LLC paeb@fedphe.com
 JEROME B. BLANK on behalf of Creditor LSF11 Master Participation Trust paeb@fedphe.com
 JILL MANUEL-COUGHLIN on behalf of Creditor WELLS FARGO BANK, N.A. jill@pkallc.com, chris.amann@pkallc.com;nick.bracey@pkallc.com;samantha.gonzalez@pkallc.com;harry.reese@pkallc.com;mary.raynor-paul@pkallc.com;amanda.rauer@pkallc.com
 JOSEPH L QUINN on behalf of Debtor Alejandro Franco Tovar CourtNotices@rqplaw.com
 KARINA VELTER on behalf of Creditor WELLS FARGO BANK, N.A. amps@manleydeas.com
 KEVIN M. BUTTERY on behalf of Creditor Wilmington Savings Fund Society, FSB, et als kbuttery@rascrane.com
 LAUREN BERSCHLER KARL on behalf of Creditor Wilmington Savings Fund Society, FSB, et als lkarl@rascrane.com
 MARIO J. HANYON on behalf of Creditor Ditech Financial LLC paeb@fedphe.com
 REBECCA ANN SOLARZ on behalf of Creditor The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mort bkggroup@kmlawgroup.com
 REBECCA ANN SOLARZ on behalf of Creditor The Bank of New York Mellon, f/k/a The Bank of New York et al ... bkggroup@kmlawgroup.com
 ROBERT J. DAVIDOW on behalf of Creditor U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF11 MASTER PARTICIPATION TRUST robert.davidow@phelanhallinan.com

District/off: 0313-2

User: Stacey
Form ID: pdf900

Page 2 of 2
Total Noticed: 10

Date Rcvd: Jun 04, 2019

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)
system (continued)

THOMAS YOUNG.HAE SONG	on behalf of Creditor	LSF11 Master Participation Trust	paeb@fedphe.com
THOMAS YOUNG.HAE SONG	on behalf of Creditor	Ditech Financial LLC	paeb@fedphe.com
United States Trustee	USTPRegion03.PH.ECF@usdoj.gov		
WILLIAM C. MILLER, Esq.	ecfemails@phl3trustee.com,	philaecf@gmail.com	

TOTAL: 17

**UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA
PHILADELPHIA DIVISION**

In re: Alejandro Franco Tovar fka Alejandro Franco Debtor Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, Not Individually But As Trustee For Pretium Mortgage Acquisition Trust Movant v. Alejandro Franco Tovar fka Alejandro Franco Debtor/Respondent William C. Miller, Esquire Trustee/Respondent	Bankruptcy No. 18-16869-elf Chapter 13 Hearing Date: June 4, 2019 Hearing Time: 9:30 A.M Location: Courtroom 1 900 Market Street Philadelphia, PA 19107
---	--

ORDER OF COURT

AND NOW, this 4th day of June, 2019, upon consideration of Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, Not Individually But As Trustee For Pretium Mortgage Acquisition Trust's Motion for Relief from Automatic Stay, pursuant to 11 U.S.C. § 362(d) and 11 U.S.C. § 1301, and there being no response thereto, it is hereby

ORDERED, that the automatic stay provisions of Section 362 of the Bankruptcy Code is **MODIFIED** with respect to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually But As Trustee For Pretium Mortgage Acquisition Trust with respect to both debtor and co-debtor; and it is further

ORDERED, that Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually But As Trustee For Pretium Mortgage Acquisition Trust, its successors and/or assignees IS entitled to proceed with appropriate state court remedies against the property located at 396 Anglesey Terrace, West Chester, PA 19380, including without limitation a sheriff's sale of the property, and it is further

ORDERED that the 14-day stay period pursuant to Fed.R.Bankr.P. 4001(a)(3) is waived.

A handwritten signature in black ink, appearing to read 'ERL', is written above a horizontal line.

ERIC L. FRANK
U.S. BANKRUPTCY JUDGE